

HANOVER CENTER

3501 OLEANDER DRIVE | WILMINGTON, NC 28403



Property Details

Owned GLA

331,813 SF

Availability

8 Suites | 45,873 SF

Parking Spaces

1,622

Overview

- Anchored by Harris Teeter and Hobby Lobby, this center benefits from excellent visibility and access along the heavily traveled Oleander Drive corridor
- Centrally located in Wilmington adjacent to Independence Mall - 4 miles to Downtown Wilmington, 7 miles to Wrightsville Beach, and 2 miles from University of North Carolina at Wilmington (17,000+ students)
- 1.2 miles from New Hanover Regional Medical Center (7,000 employees)
- At the epicenter of retail adjacent to the newly redeveloped Independence Mall

Tenant Mix



Office DEPOT



HANOVER CENTER

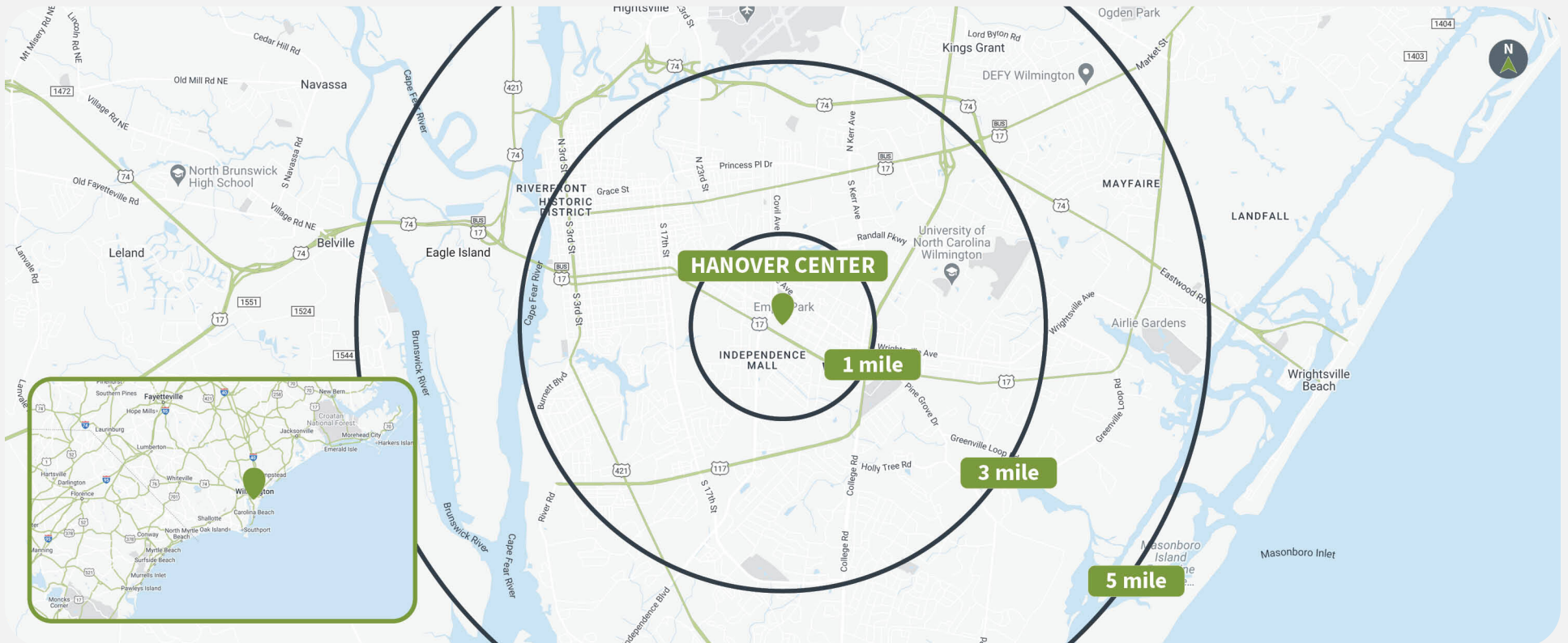
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Demographics

Source: Creditintell, 2024. View more demographics [here](#)

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE | 8,621 | 14,664 | 4,395 | \$89,641 | \$65,753 |
| 3 MILES | 79,268 | 128,926 | 35,931 | \$74,782 | \$56,513 |
| 5 MILES | 135,021 | 185,336 | 59,463 | \$82,186 | \$62,523 |



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Competition Aerial

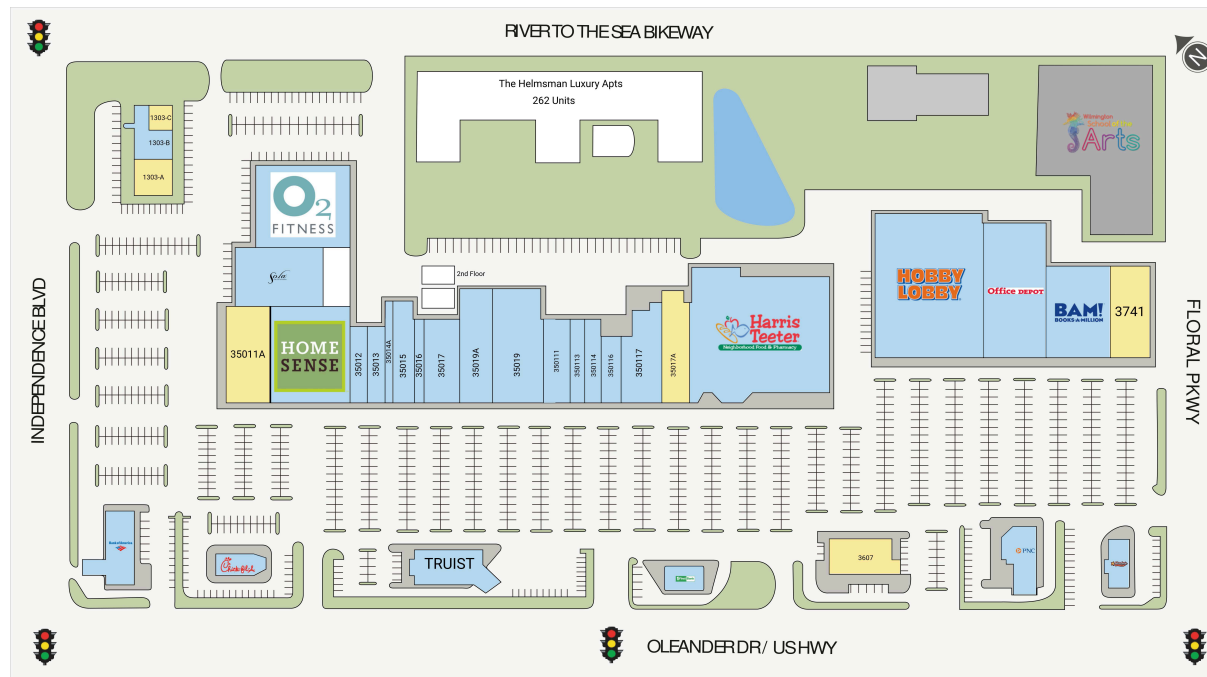


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Site Plan



| Suite | Tenant | GLA (SF) |
|--------|-----------------------------|----------|
| 35011A | AVAILABLE | 14,160 |
| 3741 | AVAILABLE | 11,000 |
| 35017A | AVAILABLE | 6,693 |
| 3607 | AVAILABLE | 6,600 |
| 1303-A | AVAILABLE | 3,248 |
| 35014C | AVAILABLE | 3,000 |
| 1303-C | AVAILABLE | 960 |
| 35014D | AVAILABLE | 212 |
| 350118 | HARRIS TEETER | 50,750 |
| 3715 | HOBBY LOBBY | 46,080 |
| 1315 | O2 Fitness | 26,000 |
| 35011 | HOMESENSE | 25,000 |
| 3727 | OFFICE DEPOT | 24,053 |
| 3737 | BOOKS A MILLION | 15,120 |
| 35019 | K&W Cafeteria | 13,920 |
| 35019A | GREAT OUTDOOR | 10,600 |
| 350111 | NICHE DECOR | 8,230 |
| 3305 | BANK OF AMERICA | 6,638 |
| 1303-B | Farm Bureau Insurance | 6,009 |
| 3417 | TRUIST | 5,798 |
| 1329 | SOLA SALON | 5,640 |
| 350117 | SAS SHOES | 5,400 |
| 3389 | CHICK-FIL-A | 3,936 |
| 3709 | PNC BANK | 3,645 |
| 35013 | WILMINGTON BLINDS & MORE | 3,600 |
| 35017 | MY EYE DR | 3,500 |
| 350114 | J. MICHAEL'S PHILLY | 3,000 |
| 1420 | HARDEE'S | 2,803 |
| 350113 | PEDEGO WILMINGTON | 2,500 |
| 3605 | FIRST BANK | 2,230 |
| 35012 | DRIFT COFFEE AND KITCHEN | 2,200 |
| 35015 | GRAND NAILS | 2,008 |
| 35016 | Wild Bird Center | 2,000 |
| 35014B | STRETCH ZONE | 1,890 |
| 35014A | HOTWORX | 1,890 |
| 350116 | WOOF GANG BAKERY & GROOMING | 1,500 |

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Learn more about Hanover Center at shopcore.com/property/hanover-center